
Site Address:	Rothery House, Waterberry Drive, Waterloooville, PO7 7XX		
Proposal:	Erection of 2 No. 6m high and 1 No. 8m high flag poles.		
Application No:	APP/13/01107	Expiry Date:	07/01/2014
Applicant:	Mrs C Haskett	Team:	Team 2
	John Rothery (Wholesale) Ltd		
Agent:	Mr P Laurenson	Case Officer:	Bee Crawford
	ADP Architects Ltd		
Ward:	Waterloo		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is located in a modern business park on the edge of Waterloooville. It is an aluminium clad purpose built 2 storey unit with a pitched clad roof and is situated on the western side of the park. The site is open to the front with a cul-de-sac of purpose built 2 storey business units to the south, 2 storey purpose built business units to the north and east (opposite) and open fields to the rear (west).

2 Planning History

None relevant to this application

3 Proposal

- 3.1 The proposal is for the erection of 2 no. 6 metre high and 1 no. 8 metre high white painted metal flag poles to the front of the site.

4 Policy Considerations

National Policies

National Planning Policy Framework 2012

Core Strategies 2011 forming part of the HBLDF

CS16 (High Quality Design)

HBLP (Allocations) (emerging) October 2013

DM21 - Shopfronts, Signs, Security Shutters and Advertisements

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Property Services Manager

No objection to the proposal. However, as HBC own the land, under the terms of the lease the leaseholder will require the Council's consent to erect the flag poles. This consent should be obtained prior to the commencement of any works.

Development Engineer

No objection to the proposal. Any proposed flags which overhang the highway should be more than 2.4 metres above ground level. The poles should be securely fixed in order to minimise the risk of a pole falling into the highway (for highway safety).

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 5

Number of site notices: 1

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Visual Amenity
- (ii) Highway Safety

(i) Visual Amenity

7.2 The flag poles are to be situated to the front of the site and whilst there are no other flag poles in the immediate vicinity, it is not considered that the proposal would adversely affect the character and appearance of the area. The application site is situated in a purpose built business park and it is not considered the proposal would have a harmful effect on the visual amenity of the immediate locality. It is deemed the proposal covers the requirements of policy DM21 of the HBLP (Allocations) (emerging) October 2013.

(ii) Highway Safety

7.3 In order to maintain highway safety, it has been suggested that any proposed flags which overhang the highway should be more than 2.4 metres above ground level and that the poles should be securely fixed. Therefore a condition is recommended to include this requirement.

8 Conclusion

8.1 The proposal is considered to be acceptable and is recommended for consent.

9 RECOMMENDATION:

That the Executive Head of Planning and Built Environment be authorised to
GRANT PERMISSION for application APP/13/01107

subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date on which this planning permission was granted.
Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The flag poles hereby permitted shall be maintained in a safe condition.
Reason: In the interests of highway safety and having due regard to policy DM21 of the Havant Borough Publication Local Plan (Allocations).
- 3 Any flag which is to be displayed shall be affixed to the relevant flag pole in such a position that the lowest part of the flag is not less than 2.4 metres above ground level.
Reason: In the interests of highway safety and having due regard to policy DM21 of the Havant Borough Publication Local Plan (Allocations).